

W44

DATE: 6/08/01

GENERAL INFORMATION:

CONTACT: Brian D. Carstens
Brian D. Carstens and Associates
601 Old Cheney Road, Suite C
Lincoln, NE 68516
(402) 434-2424

EXISTING LAND USE: Early Childhood Care Facility and open space for the abutting Thomasbrook Community Unit Plan.

SURROUNDING LAND USE AND ZONING: R-2, Residential with single family to the north, R-2, Residential with single family and R-3 with multi-family to the west. R-2, Residential with a domiciliary care facility to the east. R-3, Residential with multi-family residential and elderly housing to the south and west.

COMPREHENSIVE PLAN SPECIFICATIONS: The Comprehensive Plan specifies this area as Urban Residential.

The Comprehensive Plan specifies as part of strategies to meet the future Urban Residential Needs and Plan to provide:

“An adequate amount of child care, including pre-school and before and after school care, should be located, to the greatest extent possible, in direct proximity to, or adjacent or directly across the street from elementary schools, churches and parks”. (Pg. 45)

HISTORY:

On **November 15, 1971** City Council approved Special Permit #572 to develop a community unit plan east of 56th Street and south of Normal Blvd. with 216 dwelling units.

The area was zoned A-2 Residential until the zoning update of **1979** when the zone was updated to R-2 Residential.

On **August 25, 1986**, City Council approved Special Permit #572B which amended the special permit to increase the number of dwelling units to 292 within the Thomasbrook CUP.

On **August 25, 1986** City Council approved Change of Zone #2273 changing the zone of Thomasbrook CUP from R-2 to R-3 in order to increase the maximum allowed dwelling units.

On **June 1, 1987** City Council approved Special Permit #572C which amended the special permit to construct 30 elderly retirement dwelling units within the Thomasbrook CUP.

On **June 1, 1987** City Council approved Special Permit #572D which amended the special permit to increase dwelling units to 302 units within the Thomasbrook CUP of which 30 are reserved for elderly and retirement housing.

On **June 1, 1987** City Council approved Special Permit #1226 for an Early Childhood Care Facility at 6001 Normal Boulevard.

On **June 15, 1992** City Council approved Special Permit #1226A to amend the special permit to increase the number of children which may be cared from 50 to 110.

SPECIFIC INFORMATION:

TRAFFIC ANALYSIS: Normal Boulevard is classified as an Urban Minor Arterial street in the Comprehensive Plan, South 60th Street is a local street in the Comprehensive Plan.

PUBLIC SERVICE: The fire station #7 is nearest to this site, located at Cotner Boulevard and A Street.

ANALYSIS:

1. The request is compatible with the surrounding land uses.
2. The Public Works and Utilities Department has no objection to this request.
3. The Fire Prevention section of the Building and Safety Department has no objections to this request.

STAFF RECOMMENDATION:

Conditional Approval

CONDITIONS :

1. This approval expands the boundaries of the special permit for the early childhood care facility as indicated on the plan.

Site Specific:

2. Before receiving building permits:
 - 2.1 Revise the plan to indicate a Planning Commission approval certificate.
 - 2.2 The Parks and Recreation Department has not yet submitted comments, there may be revisions required by the Parks and Recreation Department.
 - 2.3 Revise the plan to indicate "110 children maximum" on sheet 1 of 2.
 - 2.4 Revise the plan to indicate additional easements as required by the Lincoln Electric System.
 - 2.5 Subdivision of land approved by City or Director of Planning.

STANDARD CONDITIONS:

3. The following conditions are applicable to all requests:
 - 3.1 All privately-owned improvements shall be permanently maintained by the owner.
 - 3.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 3.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 3.5 The City Clerk shall file a copy of the resolution approving the permit and the letter of acceptance with the Register of Deeds. The Permittee shall pay the recording fee in advance.
4. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

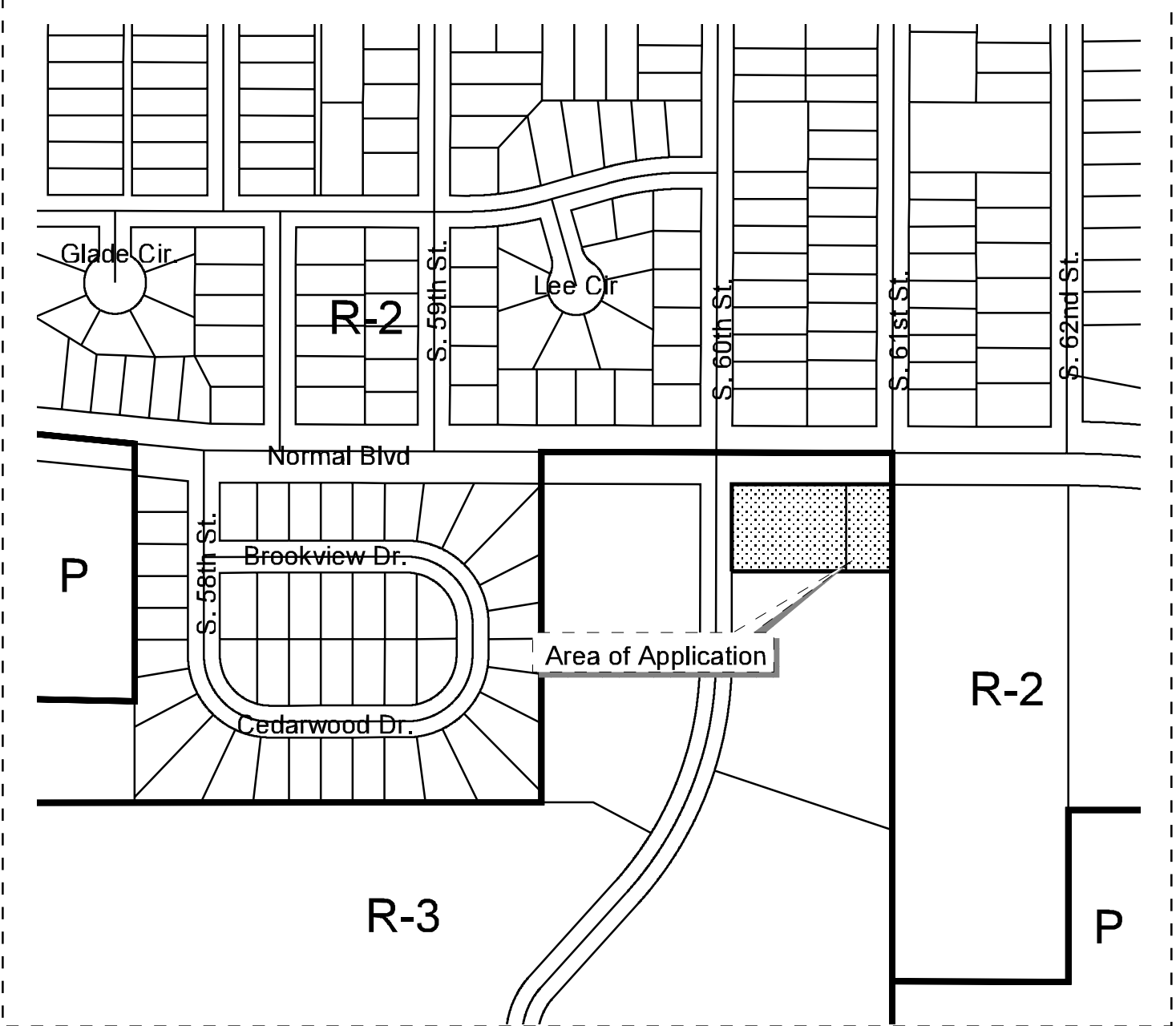
Prepared by:

Becky Horner
Planner



Special Permit #1226B
60th & Normal Blvd.

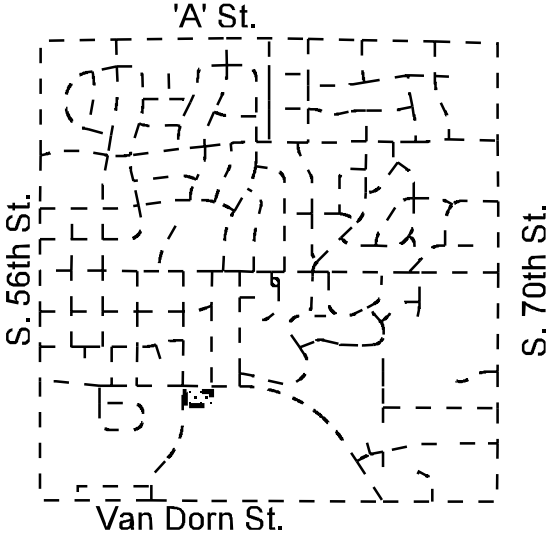
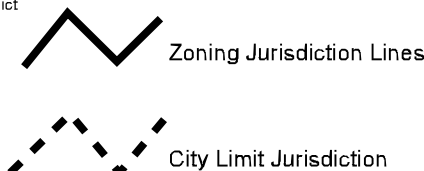




Special Permit #1226B **60th & Normal Blvd.**

- Zoning:**
- R-1 to R-8 Residential District
 - AG Agricultural District
 - AGR Agricultural Residential District
 - R-C Residential Conservation District
 - O-1 Office District
 - O-2 Suburban Office District
 - O-3 Office Park District
 - R-T Residential Transition District
 - B-1 Local Business District
 - B-2 Planned Neighborhood Business District
 - B-3 Commercial District
 - B-4 Lincoln Center Business District
 - B-5 Planned Regional Business District
 - H-1 Interstate Commercial District
 - H-2 Highway Business District
 - H-3 Highway Commercial District
 - H-4 General Commercial District
 - I-1 Industrial District
 - I-2 Industrial Park District
 - I-3 Employment Center District
 - P Public Use District

One Square Mile
 Sec. 33 T10N R7E



LEGAL DESCRIPTION: DAYCARE

A legal description of Lot 3 and a portion of Lot 2, Block 1 of Thomasbrook Addition, located in Section 33, Township 10 North, Range 7 East of the 6th P.M., Lincoln, Lancaster County, Nebraska and more particularly described as follows:

Commencing at the N.E. corner of said Lot 2 of Thomasbrook Addition to the City of Lincoln and continuing South 00 degrees, 00 minutes, 00 seconds West (an assumed bearing), a distance of 162.56 feet;

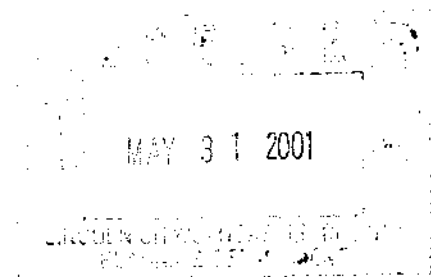
Thence North 89 degrees, 43 minutes, 40 seconds West, a distance of 299.87 feet;

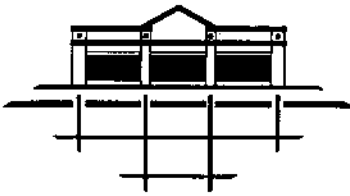
to a point on the East right-of-way of South 60th Street;

Thence North 00 degrees, 07 minutes, 00 seconds East, a distance of 161.78 feet;

Thence South 89 degrees, 52 minutes, 35 seconds East, a distance of 299.54 feet;

to the Point of Beginning and containing a calculated area of 1.12 acres, more or less.





BRIAN D. CARSTENS AND ASSOCIATES
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

May 31, 2001

Ms. Kathleen A. Sellman, AICP
Director of Planning
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508

RE: EARLY CHILDHOOD CARE FACILITY - 6001 NORMAL BLVD.
SPECIAL PERMIT #1226B

Dear Ms. Sellman,

On behalf of Kathy Havlicek-Cook and Kenneth C. Cook, we are submitting an Amended Special Permit to amended the Boundaries of the Special Permit. We are pulling the ground that is directly to the east of the existing daycare into the Special Permit. We are not making any site changes at this time at a later date we will amend the parking lot and playground for expansion.

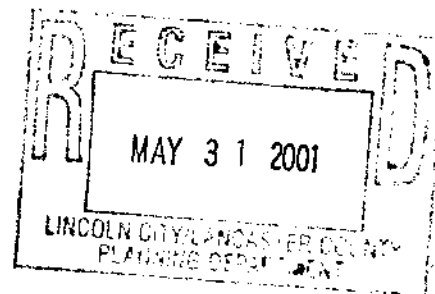
Please contact me if you have any further questions or comments.

Sincerely,

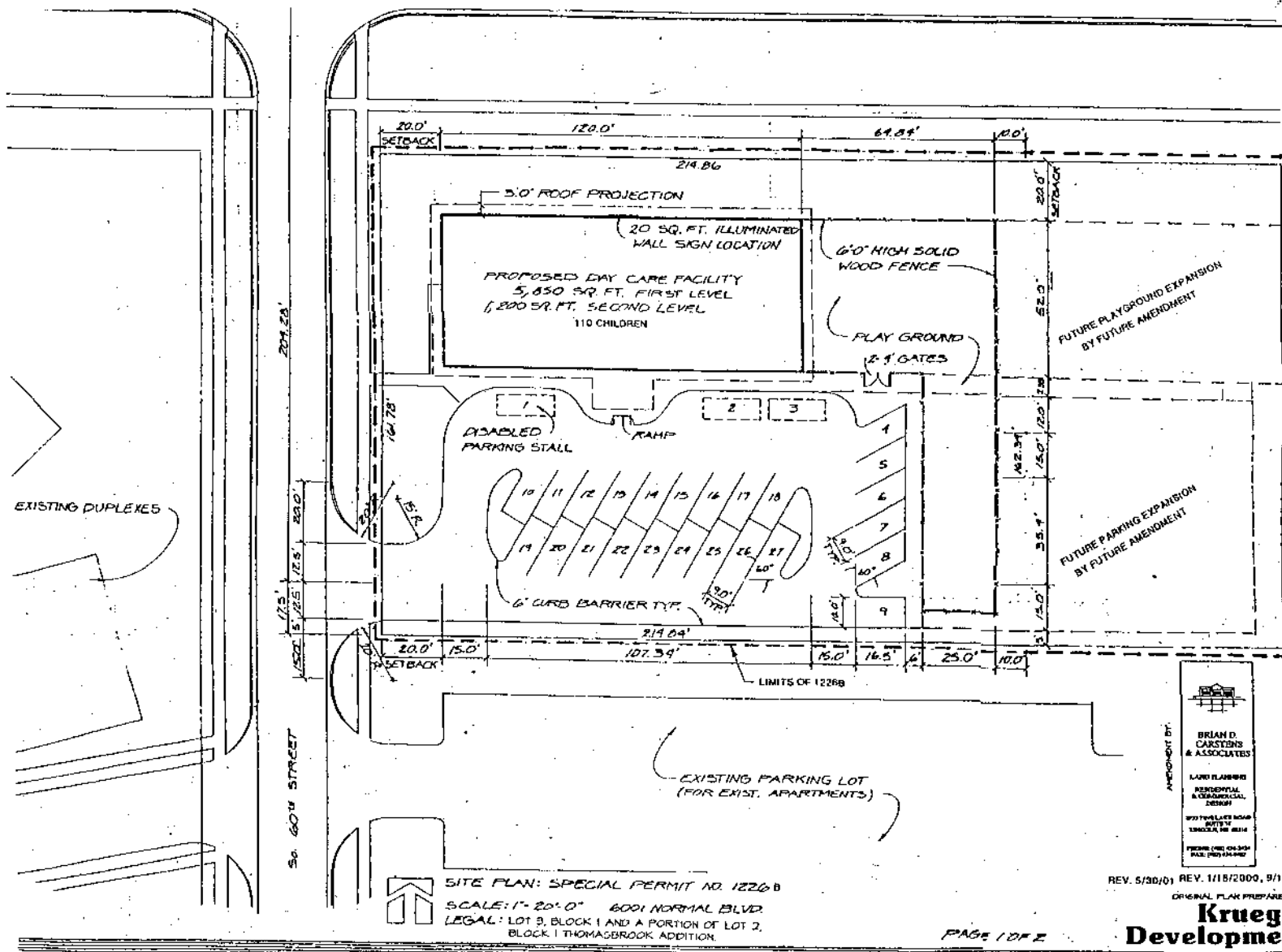
Brian D. Carstens

cc: Jerome Lang
Tom Wentz Jr.
Ken and Kathy Cook

ENCLOSURES:
16 Sets of Sheets 1 thru 2
Application for a Special Permit
Application Fees of \$585.00



**SPECIAL PERMIT #1226B
EARLY CHILDHOOD CARE FACILITY
PROPOSED PLAN**



DESIGNED BY:
BRIAN D. CARSTENS & ASSOCIATES
 LAND PLANNING
 RESIDENTIAL & COMMERCIAL DESIGN
 3770 WILKES ROAD
 SUITE 110
 IRVING, TX 75039
 PHONE: (972) 455-3041
 FAX: (972) 455-3042

REV. 5/30/01 REV. 1/18/2000, 9/18/00
 ORIGINAL PLAN PREPARED BY:
Krueger Development

PAGE 1 OF 2

Date: 12/13/01

